

VII. F. NORTH SUBAREA



The **North Subarea** is characterized by single and multi-family housing. The older neighborhoods close to downtown include historic districts while those near Loop 410 are newer subdivisions. The subarea is diverse economically and ethnically. Five incorporated cities occupy much of the land included in the North Subarea. Retail/commercial development includes large strip centers and mega-store developments that are located on Loop 410 and major roadways including Blanco Road, San Pedro Avenue, Broadway, and Austin Highway. The terrain is generally flat to gently sloping with wooded areas consisting of oak, cedar elm, and pecan. There is little undeveloped land remaining in the subarea; however, the subarea includes two of the largest parks in the park system. This Subarea includes portions of Council Districts 1, 2, 9, and 10.

1. **CENSUS TRACTS**

1107, 1108, 1109, 1110, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1307, 1308, 1315, 1316, 1809, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910

2. **POPULATION** (estimated)* **% of change**

2000	151,673	
2005	155,961	+2.80%
2010	160,250	+2.80%
2015	164,538	+2.70%

*Based on past trend analysis (1970-2000) and current 2005 City limit boundaries as provided by the City of San Antonio Planning Department, January 2005.

3. **DEMOGRAPHICS**

Hispanic	53.40%	Age	
Anglo	37.10%		
African American	6.10%	<5	7.10%
Other	3.40%	5-17	17.40%
		18-24	11.60%
		25-44	31.10%
Male	47.50%	45-64	18.50%
Female	52.50%	65+	14.30%

Median Household Income \$33,778

*Based on census population and housing statistics as provided by the City of San Antonio Planning Department, January 2005.

4. **PROMINENT LANDMARKS AND FACILITIES**

- Fort Sam Houston Army Post
- Trinity University
- University of the Incarnate Word
- San Antonio College

5. **NATURAL RESOURCE ASSETS**

- Salado and Olmos Creeks
- San Antonio River



6. PARK FACILITIES LISTING

A. City of San Antonio Facilities

<u>NAME</u>	<u>TYPE</u>	<u>ACREAGE</u>	
Belmeade	NP	4.40	
Buckeye	NP	.50	
Crockett	NP/SUF	5.30	
Haskin	NP	.90	
Mahncke	NP	10.00	
Northridge	NP	4.60	
Olympia	NP	2.10	
Pershing	NP	1.90	
Price, Camille	NP	5.30	
Scates	NP	.70	
Sunrise	NP	5.50	
Wilshire Terrace	NP	11.20	
Windsor	NP	2.50	
Subtotal Neighborhood Parks			54.90 acres
Dellview	CP	5.50	
Granados	CP	4.25	
Kardon, Lou	CP	23.39	
Kenwood	CP	6.47	
Northampton	CP	20.61	
Subtotal Community Parks			60.22 acres
Brackenridge	LUP/HR	343.70	
James, John	LUP	89.60	
Olmos Basin	LUP/NA	1,010.00	
San Pedro Springs	LUP/HR	46.00	
Subtotal Large Urban Parks			1,489.30 acres
Brackenridge Golf Course	SC/HR	113.60	
Olmos Basin Golf Course	SC	167.00	
San Pedro Driving Range	SC	31.00	
Subtotal Sports Complexes			311.60 acres
Tobin, Robert (Salado)	GW	60.59	
White, Jack (Salado)	GW	53.89	
Subtotal Greenways			114.48 acres
San Antonio Botanical Garden	SUF	36.77	
Subtotal Special Use Facilities			36.77 acres
TOTAL CITY PARK ACREAGE			2,067.27

B. City of Kirby Facilities

<u>NAME</u>	<u>ACREAGE</u>	
Friendship Park	80.00	
Hugo Lentz Park	2.00	
Autumn Park	.17	
John Sterling Park	1.00	
Subtotal		83.17 acres

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TOTAL NON-CITY PARK ACREAGE

83.17

GRAND TOTAL NORTH SUBAREA PARK ACREAGE

2,150.44

7. NEEDS ASSESSMENT

Based on the statistics in the report entitled "The Excellent City Park System" published by The Trust for Public Land, the national average of 16 acres of park land per 1,000 residents, the following chart summarizes the park land needs of the North Subarea (based on June 2005 park acreage figures).

NORTH SUBAREA LAND ACQUISITION NEEDS IDENTIFICATION*

	2004 Inventory (Acres)	Current Service Ratio (Acres/Pop.)	2005 Estimated Population 155,961 (Acres/Goal) (Excess/Def.)		2010 Estimated Population 160,250 (Acres/Goal) (Excess/Def.)		2015 Estimated Population 164,538 (Acres/Goal) (Excess/Def.)	
Total City-Owned Park Acres	2,067.27	13.25/1,000	2,495	-428	2,564	-497	2,638	-566
Total Public Park Acres** including City, County, State, Federal and Incorporated Cities park land	2,150.44	13.79/1,000	2,495	-345				

* Based on June 2005 Park Acreage

In June 2005, the City owned 2,067.27 acres of park land, or 13.25 acres per 1,000 residents in the North Subarea. Based on the national average of 16 acres per 1,000 residents, a deficit of 428 acres exists. Park acres of other public entities impact this total only minimally. Based solely on City population projections and park acreage figures (assuming no further acquisition), a deficiency of 497 acres will exist by the year 2010, most notably on the eastern portion of the Subarea.

8. PAST ACCOMPLISHMENTS (1999-2004)

A. Capital Improvement Projects Completed

Project***	Funding	Source	Completion
Haskin Park Improvements	\$18,000	Park Bonds	January 1999
Northridge Park Improvements***	\$30,000	Park Bonds	January 1999
Northwood Park Improvements***	\$187,000	Park Bonds	January 1999
Pioneer Hall Electrical & ADA Improvements	\$260,000	Park Bonds	August 1999
Lou Kardon Park Improvements	\$30,000	Park Bonds	October 1999
Pershing Park Improvements***	\$19,000	CDBG	December 1999
San Antonio Garden Center ADA Ramp	\$17,000	General Fund	March 2000
San Pedro Springs Park Rehabilitation***	\$4,500,000	Park Bonds	May 2000
Japanese Tea Gardens ADA Improvements***	\$10,000	General Fund	June 2000
Crockett Park Improvements Phase 2***	\$63,000	CDBG	August 2000
Olympia Park RR Fencing	\$8,000	Park Bonds	October 2000
San Pedro Springs Park Pool Fence***	\$200,000	Park Bonds	November 2000

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John James Park Improvements***	\$500,000	Park Bonds	January 2001
Crockett Park Gazebo***	\$0	Donation	February 2001
Lou Kardon Park Improvements	\$138,615	Park Bonds	October 2001
Buckeye Park Improvements	\$113,000	Park Bonds	December 2001
Olmos Basin Park Improvements (Devine Rd.)***	\$200,000	Park Bonds	April 2002
Dellview Park Pool ADA Modifications***	\$130,800	CDBG	July 2002
San Antonio Botanical Gardens Improvements***	\$367,500	Park Bonds	September 2002
San Pedro Springs Park Playground & Irrigation***	\$408,420	Park Bonds	September 2002
San Pedro Springs Park Buildings Restoration***	\$245,000	Park Bonds	February 2003
Camille Price Memorial Park Improvements	\$25,000	Park Bonds	April 2003
Sunrise Park Improvements	\$36,100	General Fund	April 2003
Mahncke Park Improvements***	\$210,000	Park Bonds	May 2003
Olmos Basin Park parking Improvements***	\$200,000	Park Bonds	July 2003
Brackenridge Park Rehabilitation Phase A***	\$3,685,000	Park Bonds	August 2003
Northridge Park Improvements***	\$75,000	Park Bonds	May 2005

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

There were 27 Park Capital Improvement Projects completed in the past five years with total budgets and investments in the community of \$11,676,435. Out of the projects completed 67% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

B. Park Land Acquired

- Sunrise Park – (2000) – 5.50 acres
- Northampton Park – (2001) – 20.607 acres
- Robert L.B. Tobin Park – (2003) – 60.50 acres

There were 86.607 acres of park land added in the past five years with a total of 2,067.27 acres of City park land currently in the Subarea.

C. Funded Projects (currently under design or construction)

Project***	Funding	Source
Botanical Gardens ADA Improvements Phase 2***	\$950,000	Park Bonds
Brackenridge Park Rehabilitation Phase B***	\$2,540,164	Park Bonds
Buckeye Park Toilet Enclosure	\$15,000	CDBG
Crockett Park Improvements Phase 3***	\$125,000	CDBG
Granados Park Senior Center	\$1,056,346	HUD 108
Japanese Tea Gardens Rehabilitation***	\$750,000	Park Bonds
Northampton Park Development	\$235,000	Park Bonds
Olmos Basin Park Party House Repairs***	\$100,000	Park Bonds
Olmos Basin Park Rehabilitation & Trail System***	\$1,558,727	Park Bonds

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Olmos Basin Park Youth Sports Fields***	\$200,000	Park Bonds
Salado Creek Greenway Development***	\$5,373,014	Sales Tax
Sunken Gardens Theater ADA Modifications***	\$300,000	C of O

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

There are currently 12 Park Capital Improvement Projects funded and underway with total budgets and investments in the community of \$13,203,251. Out of these projects, 75% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

9. COMMUNITY SURVEY

Based on surveys completed during the planning process for this document and on discussions with citizens, need was expressed for the following activities and facilities in the North Subarea.

- walking trails
- swimming facility
- community center for youth

10. RECOMMENDATIONS

After study of the demographic profile (both current and projected) of the North Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations.

GENERAL PRIORITIES

- acquire additional park acreage to meet service goals.
- rehabilitate park and recreation facilities to assure safety, security, accessibility, and quality programming for users.
- address major deficits of City recreation facilities and programs
- renovate and develop the Granados Park facility into a senior center with appropriate park development
- develop with other public agencies and private organizations and individuals the development of property along the north channel of the San Antonio River to Brackenridge Park as a major park initiative.
- work with other public agencies and private organizations and individuals to secure land and further develop the Salado Creek and Olmos Creek corridors as a greenways.
- construct a community center with gymnasium possibly to be located at the Lion's Field area in Brackenridge Park, as a compliment and enhancement to the senior center.
- complete implementation of the San Pedro Springs Park Master Plan.



- complete implementation of the Brackenridge Park Master Plan, in coordination with the San Antonio River Improvements Project, so that it becomes a great large urban park as well as a northernmost anchor for the San Antonio River Improvements Project.
- complete implementation of the Olmos Park Master Plan
- enhance partnerships for the renovation and utilization of the Sunken Gardens Theater and the Japanese Tea Gardens in Brackenridge Park
- complete transition of the Botanical Gardens to a lease arrangement with the Botanical Gardens Society

11. PROPOSED/UNFUNDED CAPITAL IMPROVEMENT PROJECTS

Recommendation	Estimate*	Source	Year
Outdoor Priority 1			
Olmos Basin Park -- design and construct improvements and rehabilitation to parking lots, roadways, picnic facilities, area lighting, electrical modifications, playgrounds, sports fields, landscape, erosion control, park furnishing, and ADA improvements, and construct a dog park. (Council District 1)			
Design	\$468,000	all but CDBG	2007
Construction	\$1,946,800	all but CDBG	2008
Outdoor Priority 2			
Brackenridge Park -- design and construct rehabilitation of lighting, river wall repair, ADA modifications, road improvements, walkways, trails, amenities and other areas along the St. Mary's Street corridor in an effort to create a major park initiative connecting the San Antonio River Improvements Project with the northern stretches of Brackenridge Park. (Council District 9)			
Design	\$1,562,432	all but CDBG	2009
Construction	\$5,339,717	all but CDBG	2010
Outdoor Priority 3			
San Pedro Springs Park -- design and construct rehabilitation to lighting, open space development, signage, picnic area, and irrigation in the southwest portion of the park, and restoration and installation of the cast iron fountain, the grotto, and the masonry star features. (Council District 1)			
Design	\$436,697	all but CDBG	2010
Construction	\$1,824,979	all but CDBG	2011
Outdoor Priority 4			
Japanese Tea Gardens -- design and construct rehabilitation to structural repairs to bridges, walk, and walls; trails; lighting; landscape; irrigation, and park furnishings. (Council District 9)			
Design	\$511,813	all but CDBG	2010
Construction	\$2,129,143	all but CDBG	2011
Outdoor Priority 5			
Sunken Gardens Theater -- design and construct rehabilitation to theater renovations, seating, paving, ADA modifications, concession stands, electrical upgrade, lighting, utilities, landscape, and park furnishings. (Council District 9)			
Design	\$608,326	all but CDBG	2011
Construction	\$2,530,638	all but CDBG	2012

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Indoor Priority 1

San Antonio Garden Center -- design and construct rehabilitation and structural repairs to the building. (Council District 9)

<i>Design</i>	\$67,600	all but CDBG	2008
<i>Construction</i>	\$281,600	all but CDBG	2009

Indoor Priority 2

Community Center and Gym -- design and construct a 5,000 s.f. center to include multi-purpose rooms, offices, storage, and a gymnasium. (Council District 1, 2, 9, and 10)

<i>Design</i>	\$590,554	all but CDBG	2009
<i>Construction</i>	\$2,456,703	all but CDBG	2010

Other Subarea Project Needs

Brackenridge Park Golf Course-- design and construct improvements to the golf course buildings and grounds, including ADA improvements. (Council District 1)

<i>Design</i>	\$484,375	all but CDBG	2012
<i>Construction</i>	\$1,453,125	all but CDBG	2013

Brackenridge Park Golf Course Borglum Studio-- design and construct rehabilitation to the historic structure including stabilization and ADA modifications. (Council District 1)

<i>Design</i>	\$156,250	all but CDBG	2012
<i>Construction</i>	\$468,750	all but CDBG	2013

Brackenridge Park Golf Course Entrance-- design and construct a park entrance along Millrace from Broadway to Avenue B. (Council District 1)

<i>Design</i>	\$239,500	all but CDBG	2014
<i>Construction</i>	\$996,318	all but CDBG	2015

Brackenridge Park Rehabilitation-- design and construction of improvements to the Urrutia Estate property to include a pedestrian bridge, walkways, lighting, irrigation, park amenities, and a walkway connecting to the Witte Museum. (Council District 9)

<i>Design</i>	\$390,000	all but CDBG	2007
<i>Construction</i>	\$1,687,296	all but CDBG	2009

Brackenridge Park Sports Facilities-- design and construct rehabilitation of the Tony Martinez and Lambert Beach ball fields to include scorer's booth, screens, fencing, bleachers, and ADA modifications. (Council District 9)

<i>Design</i>	\$162,240	all but CDBG	2008
<i>Construction</i>	\$674,918	all but CDBG	2009

Crockett Park -- design and construct improvements to the existing playground. (Council District 1)

<i>Design</i>	\$54,080	all	2008
<i>Construction</i>	\$224,973	all	2009

Dellview Park -- design and construct rehabilitation to playground, lighting, pavilion, parking lot, and ADA modifications. (Council District 1)

<i>Design</i>	\$113,879	all but CDBG	2012
<i>Construction</i>	\$473,735	all but CDBG	2013

Granados Park -- design and construct improvements to the existing park to include a walking trail, parking lot, walkways, landscape, sport court, and other amenities. (Council District 1)

<i>Design</i>	\$253,094	all	2009
<i>Construction</i>	\$1,052,973	all	2010

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John James Park -- design and construct rehabilitation to ADA modifications, trail, picnic facilities, drinking fountains, park furnishings, landscaping, and sports fields. (Council District 2)

<i>Design</i>	\$131,593	all but CDBG	2013
<i>Construction</i>	\$547,428	all but CDBG	2014

Kenwood Park -- design and construct rehabilitation to ADA modifications, ballfields, basketball court, picnic lighting, outdoor restrooms, landscaping, and park furnishings. (Council District 1)

<i>Design</i>	\$116,986	all	2010
<i>Construction</i>	\$511,077	all	2011

Northridge Park -- design and construct rehabilitation to playground, pavilion, sports fields, grading, roadways, and park furnishing. (Council District 10)

<i>Design</i>	\$81,200	all	2008
<i>Construction</i>	\$337,459	all	2009

Olmos Park Golf Course-- design and construct improvements to the golf course buildings and grounds, including ADA improvements. (Council District 1)

<i>Design</i>	\$462,500	all but CDBG	2014
<i>Construction</i>	\$1,850,000	all but CDBG	2015

Olympia Park -- design and construct rehabilitation to playground, parking lot, restrooms, security lighting, sports field, landscape, park furnishings, and ADA improvements. (Council District 1)

<i>Design</i>	\$78,000	all but CDBG	2007
<i>Construction</i>	\$324,480	all but CDBG	2008

Park Land Acquisition -- acquisition of neighborhood park property. (Council Districts 1, 2, 9, and 10)

<i>Acquire 5-10 acres</i>	\$312,000	all	2007
<i>Acquire 5-10 acres</i>	\$281,216	all	2009
<i>Acquire 5-10 acres</i>	\$364,996	all	2011
<i>Acquire 5-10 acres</i>	\$328,983	all	2013
<i>Acquire 5-10 acres</i>	\$426,994	all	2015

San Antonio Botanical Gardens -- design and construct improvements and rehabilitation to flagstone walkways, benches, sidewalks, courtyard decorative pool; signage; lighting, perimeter fencing, replacement of Conservatory windows, and ADA modifications. (Council District 9)

<i>Design</i>	\$409,451	all but CDBG	2010
<i>Construction</i>	\$1,771,447	all but CDBG	2011

San Pedro Driving Range-- design and construct improvements to the facilities buildings and grounds, including ADA improvements. (Council District 1)

<i>Design</i>	\$425,000	all but CDBG	2014
<i>Construction</i>	\$1,700,000	all but CDBG	2015

Sunrise Park -- design and construct improvements to include playground, picnic facilities, basketball court, and other park improvements. (Council District 2)

<i>Design</i>	\$112,486	all but CDBG	2009
<i>Construction</i>	\$467,943	all but CDBG	2010

Wilshire Terrace Park -- design and construct improvements to include a walking trail, landscape, and park furnishings. (Council District 2)

<i>Design</i>	\$68,428	all but CDBG	2014
<i>Construction</i>	\$284,662	all but CDBG	2015

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Windsor Park -- design and construct rehabilitation to ADA modifications, playground, and tennis courts. (Council District 1)

<i>Design</i>	\$54,080	all but CDBG	2008
<i>Construction</i>	\$224,973	all but CDBG	2009

TOTAL PROPOSED PROJECTS	\$41,313,890
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*Costs adjusted for annual inflation of 4% per year beginning in 2006.

12. NORTH SUBAREA FACILITIES MAP (Following Attachment)

13. NORTH SUBAREA PROGRAMS MAP (Following Attachment)